

2011-004175

Klamath County, Oregon



00099680201100041750010012

After recording return to and send all tax statements to the fo  
 Scott Riendeau and Genevieve Riendeau  
 1340 Addison ST  
 Klamath Falls, OR 97601

03/30/2011 10:29:02 AM

Fee: \$37.00

1660640

# STATUTORY BARGAIN AND SALE DEED

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust  
 2006-WMC2,, Grantor, as to a fee simple interest, conveys to **Scott Riendeau,**  
**AND Genevieve Riendeau,** Husband and Wife Grantee(s), the  
 following described real property:

LOTS 7, 8, 9 AND THE NORTH HALF OF LOT 10, BLOCK 30, SECOND ADDITION TO KLAMATH  
 FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

NOW KNOWN AS PARCELS 1 AND 2 OF LAND PARTITION 52-05, LOCATED IN LOTS 7, 8, 9  
 AND  
 A PORTION OF 10, BLOCK 30, SECOND ADDITION TO KLAMATH FALLS.

Property ID No: R892622 and R214672

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE  
 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON  
 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if  
 any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, of chapter 424, Oregon laws 2007.  
 This instrument does not allow use of the property described in this instrument in violation of applicable land use laws  
 and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check  
 with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully  
 established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to  
 determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 and to inquire about the  
 rights of neighboring property owners if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to  
 11, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$47,000.00(See ORS 93.030).

March 15, 2011

Dated: 3-15-2011

Deutsche Bank National Trust Company, as  
 Trustee for Morgan Stanley ABS Capital I Inc  
 Trust 2006-WMC2

By: [Signature]  
 Wells Fargo Bank NA, as Attorney in Fact

Thomas E Gift  
 Vice President of Loan Documentation

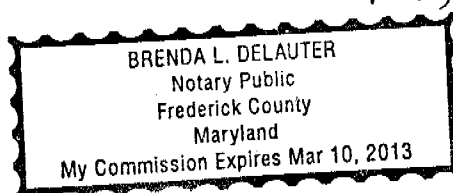
STATE OF Maryland }  
 COUNTY OF Frederick } SS:

On this 17 day of March, 2011, before me personally appeared  
Thomas E Gift (NAME) as VP Loan Documentation (TITLE) on behalf of Wells  
 Fargo Bank, NA to me known to be the individual who executed the foregoing instrument as Attorney in  
 Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust  
 2006-WMC2 and acknowledged that he/she signed the same as his/her free and voluntary act and deed as  
 Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the  
 Power of Attorney authorizing the execution of this instrument has not been revoked and that the said  
 principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written

Dated: March 17 2011

[Signature]  
 Notary Public in and for the State of MD  
 Residing at Frederick  
 My appointment expires: 3/10/13



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